



February 19, 2019

Mayor Kate Stewart
City Council of Takoma Park Takoma
Park, MD 20912

Via email

Dear Mayor Stewart and City Council,

We are writing to provide you with an update on the progress of the Takoma Junction project as we proceed through the Montgomery County planning process.

As we began our pre-submittal consultations with County officials last fall, we were informed that our ongoing assumption that the rear part of the City owned lot (lot 39, zoned R60), could not be combined with the front part of the lot (zoned NR) in order to provide the density we assumed in our site plan presentations to Council. In essence, by right the site would allow a project approximately 17% smaller. We decided the best course of action would be approach adjoining properties in the Junction area to see if they would be willing to sell excess development rights (commonly called "Air Rights"), which they could not use but could be transferred to the project. We spent about 3 months on this effort; ultimately, we could not reach agreement with the property owners to purchase these rights, and we decided at the end of January to move forward with a by-right plan. Throughout this process we have kept City Staff fully apprised of our activities and thinking.

The by-right plan takes square footage from the rear of the project at both the ground and second floor. There are slight changes to the parking garage to make it more efficient, but the size will remain similar to the original parking plan. The green area will remain the same. We decided not to alter the front façade, setbacks, public areas and ingress / egress – we felt that these were the most important areas that gave the plan its character and made it "work" -- providing the right balance of public space, commercial vibrancy and pedestrian flow. Our vision for the Junction is not altered – a place that is inclusive, diverse, entrepreneurial, thriving, beautiful and funky.

As we move forward through the various County reviews, including Historical Preservation, we expect minor alterations to the plan at the request of the various agencies involved. We expect these to be completed by late Spring. We are happy to report back to you at the conclusion of this process, or come in now for an interim update if you would prefer.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrian G Washington".

Adrian G Washington
CEO and Founder